



THE CITY OF SAN DIEGO

City of San Diego
Planning & Development Review
Building Development Review
1222 First Avenue • MS-401
San Diego, CA 92101
(619) 446-5400

Building Newsletter 23-4

Clearance Under Wood Floors

Interpretations of State and Local Building Codes
1998 California Building Code: Chapter 23
Revision Date: July 1999

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I. Clearance Under Wood Floors

Section 2306 of the Building Code indicates the requirements which are intended to protect wood frame construction against decay and termites.

A. When wood joists or the bottom of wood structural floors without joists are closer than 18 inches or when wood girders are closer than 12 inches to exposed ground in crawl spaces or unexcavated areas, the floor assembly shall be treated wood or wood of natural resistance to decay.

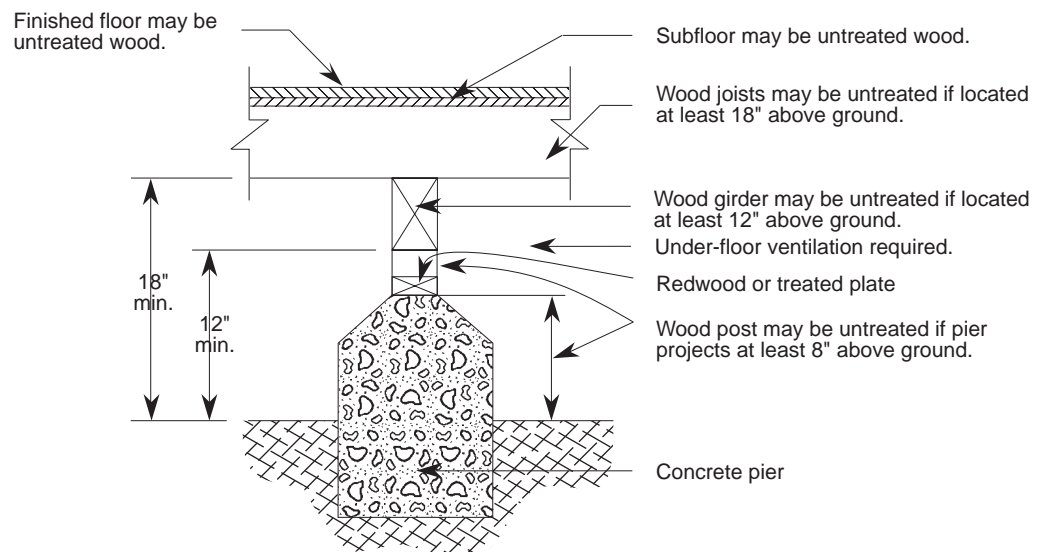
B. When the under-floor clearances, as noted in Item A above, are required or when plumbing cleanouts are installed in the under-floor area, under-floor access shall be provided. Section 2306.3 prescribes a minimum 18 inch by 24 inch access opening that is effectively screened or covered. The access opening and accessibility within the under-floor areas shall not be obstructed by pipes, ducts or similar obstructions.

II. Examples

In the interest of uniform application of these requirements, the following examples may be used as design guides.

Figure 1/Raised wood floor over exposed earth

Case 1/Joist and girder system



Case 2/Girder and subfloor system

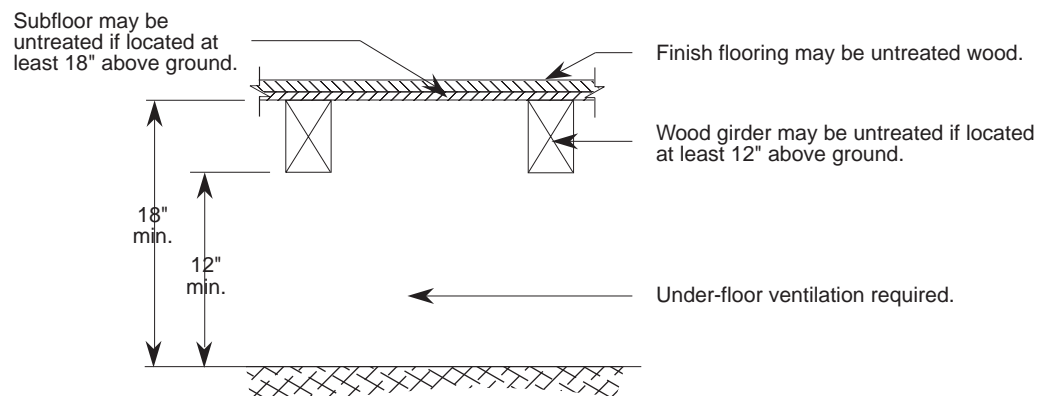


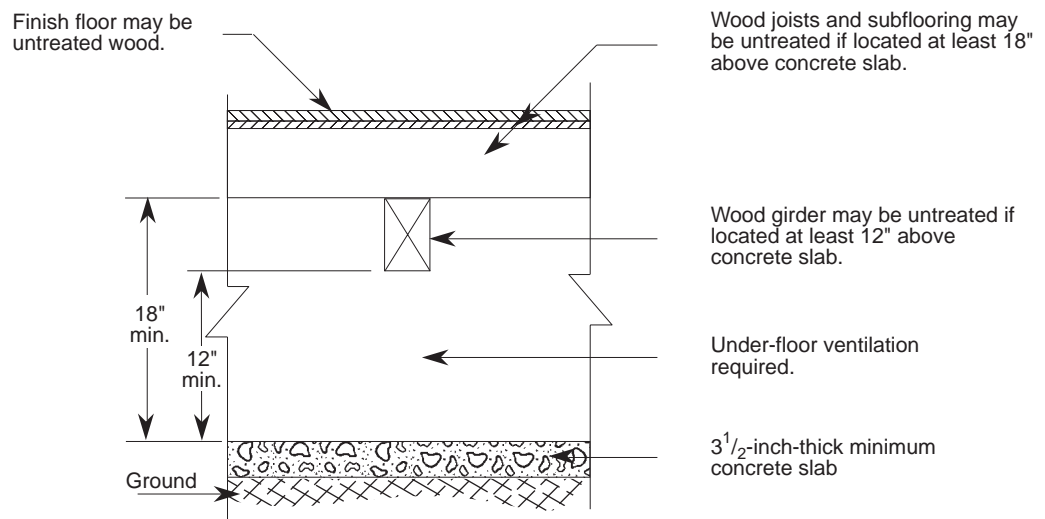
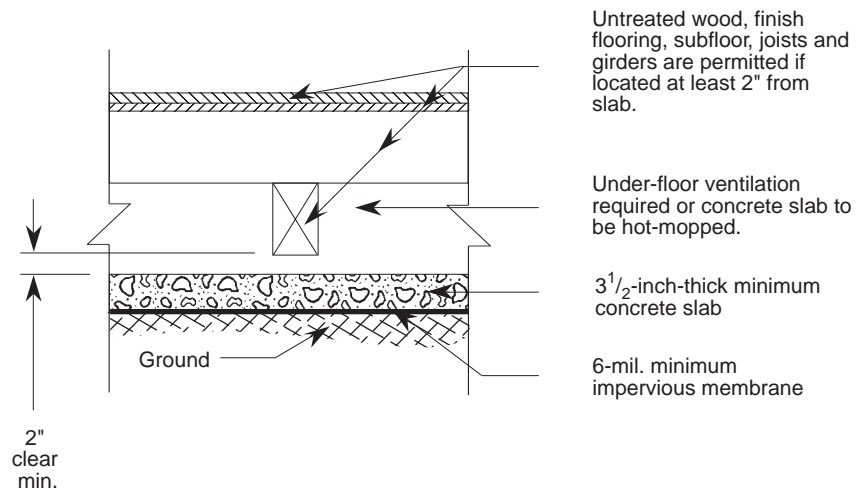
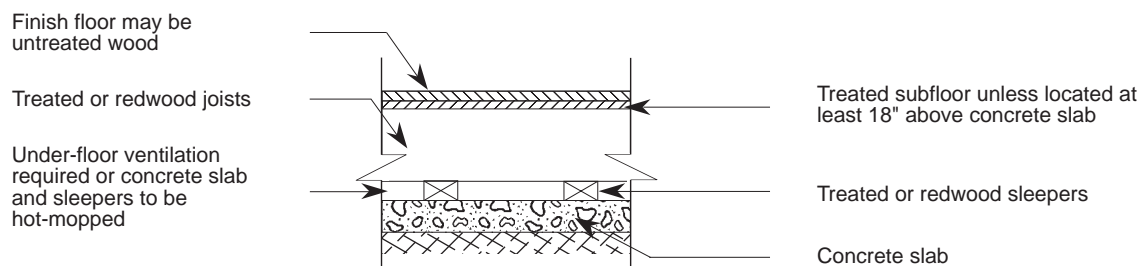
Figure 2/Raised wood floor over concrete slab with no waterproof membrane**Figure 3/Raised wood floor over 3 1/2-inch-thick minimum concrete slab with waterproof membrane****Figure 4/Raised wood floor on wood sleepers over concrete slab without waterproof membrane**

Figure 5/Raised wood floor on wood sleepers over 3¹/₂-inch-thick minimum concrete slab with waterproof membrane

